

PREPARED BY AND RETURN TO:

Teresa Byrd Morgan
Morgan Law Center for Estate, Elder &
Legacy Planning, PLLC
234 East Duval Street
Lake City, Florida 32055

GRANTEES:

**LINDA H. CREWS, BRADLEY
AARON CREWS and MATTHEW
HANS CREWS**, Trustees or their
successors in trust, under the **LINDA
H. CREWS LIVING TRUST**, dated
July 10, 2018, and any amendments
thereto.

PARCEL IDENTIFICATION NOS.

30-4S-17-08868-001;
30-4S-17-08868-007; and
30-4S-17-08868-002

Inst: 201912015782 Date: 07/10/2019 Time: 4:18PM
Page 1 of 3 B: 1388 P: 1470, P.DeWitt Cason, Clerk of Court
Columbia, County, By: KV
Deputy ClerkDoc Stamp-Deed: 0.70

WARRANTY DEED

THIS WARRANTY DEED, made this 10th day of July 2019, between **LINDA H. CREWS**, an **unremarried widow of RUDY A. CREWS**, to whom she remained continuously married to from **October 11, 1975** until his death on **February 27, 2019**, whose mailing address is 1958 SW County Road 242A, Lake City, Florida 32025 (*herein as "Grantor"*), and **LINDA H. CREWS, BRADLEY AARON CREWS and MATTHEW HANS CREWS**, Trustees or their successors in trust, under **LINDA H. CREWS LIVING TRUST**, dated **July 10, 2018**, and any amendments thereto, whose mailing address is 1958 SW County Road 242A, Lake City, Florida 32025 (*herein as "Grantees"*).

The terms "Grantors," "Grantees," and "Trustees" shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number shall include the singular and the singular number shall include the plural.

WITNESSETH:

That said Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantees forever the following described property in **COLUMBIA County, Florida**:

COMMENCE at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 4 South, Range 17 East, Columbia County, Florida and run South 00°17'22" East along the West line of said Northwest 1/4 of the Northeast 1/4 of Section 30 a distance of 21.65 feet to the POINT OF BEGINNING; thence South 89°08'37" East along the Southerly Right-of-Way line of County Road No. 242 a distance of 200.36 feet; thence South 00°17'22" East a distance of 216.56 feet; thence South 89°39'18" East a distance of 683.36 feet; thence North 00°19'00" West a distance of 210.46 feet to a point on the Southerly Right-of-Way line of County Road

No. 242; thence South 89°08'37" East along said Southerly Right-of-Way line of County Road No. 242 a distance of 601.34 feet to a point on the Westerly maintained Right-of-Way line of a county graded road; thence South 01°08'29" West along said Westerly maintained Right-of-Way line of a county graded road a distance of 739.90 feet to the Northeast corner of a parcel of land recorded in O.R. Book 1017, Page 706 of the Public Records of Columbia County, Florida; thence North 89°25'08" West along the North line of said parcel of land recorded in O.R. Book 1017, Page 706, a distance of 131.20 feet to the Northwest corner of said parcel of land; thence South 01°03'26" West along the West line of said parcel of land recorded in O.R. Book 1017, Page 706, a distance of 539.50 feet to the Southwest corner of said parcel of land recorded in O.R. Book 1017, Page 706, also being a point on the Northerly maintained Right-of-Way line of a county graded road; thence North 89°12'29" West along said Northerly maintained Right-of-Way line of a county graded road a distance of 931.14 feet; thence North 89°22'01" West still along said Northerly maintained Right-of-Way line of a county graded road a distance of 391.50 feet to a point on the West line of the Northwest 1/4 of the Northeast 1/4 of Section 30; thence North 00°17'22" West along said West line of the Northwest 1/4 of the Northeast 1/4 of Section 30 a distance of 1282.85 feet to the POINT OF BEGINNING. Containing 38.23 acres, more or less.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any.

TOGETHER WITH all the tenements, hereditaments, privileges, rights, interests, reversions, remainders, appurtenances, and easements in any way appertaining to the said property.

TO HAVE AND TO HOLD the said described property, in trust, upon the conditions and for the uses and purposes set out in the said Trust Agreement, to which reference is made, and it is made a part hereof by reference.

The following Parcel Identification #30-4S-17-08868-001 is the homestead of the Grantor, who is the primary beneficiary of the Trust. The Trustees, and their successors, are hereby conferred with full power and authority to use, possess, and occupy this real property as Homestead, as well as protect and conserve said property; to sell, contract to sell, and grant options to purchase said property and any rights, title or interest therein on any terms; to exchange said property or any part thereof for any other real or personal property upon any terms; to convey said property by deed or other conveyance to any person or entity, with or without consideration; to mortgage, pledge or otherwise encumber said property or any part thereof; to lease, grant options to lease and renew, extend, amend and otherwise modify leases on said property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; to release, convey or assign any other right, title or interest whatsoever, in, to or about said property or any part thereof, and otherwise to manage and dispose of the above property as Trustee under the provisions of Section 689.071, Florida Statutes (or any successor statute).

No party dealing with said Trustee in relation to said property in any manner whatsoever, shall be (a) obliged to see to the application of any purchase money, rent, or money borrowed or otherwise advanced on said property, (b) obliged to see that the terms of the trust have been complied with (c) obliged to inquire into the authority, necessity or expedience of any act of said Trust or Trustee, or (d) privileged to inquire into any of the terms of the Trust Agreement. Every deed, mortgage, lease or other instrument executed by the then current Trustee in relation to said property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder: (a) that at the time of the delivery thereof the Trust was in full force and effect, (b) that such instrument was executed in accordance with the

terms and conditions hereof and of the Trust Agreement and is binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver such instrument, and (d) that (upon filing an affidavit stating that they are the current Trustee) any successor Trustee has been properly appointed and is fully vested with all the title, estate, rights, powers, duties and obligations of their predecessor in trust.

The interest of every beneficiary under said Trust Agreement and of all persons claiming under any of them shall be only in the earnings, avails and proceeds arising from the rental, sale or other disposition of said property. Such interest is hereby declared to be personal property, and no beneficiary thereunder shall have any right, title or interest, legal or equitable, in or to said property, as such, but only an interest in the earnings, avails and proceeds.

Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This document was prepared with a property description furnished to the preparer, and without the benefit of a survey, or any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages including reasonable attorney fees resulting from an inaccurate or improper legal description.

IN WITNESS WHEREOF, the said Grantors have executed this deed on the day and year first above written. Signed, sealed and delivered in our presence:

Shana R. Teems Miller
SHANA R. TEEMS MILLER, Witness

Linda H. Crews (SEAL)
LINDA H. CREWS

Angela H. Cranford
ANGELA H. CRANFORD, Witness

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 10th day of July 2018, by **LINDA H. CREWS**, who is personally known to me and who did not take an oath.

Shana R. Teems Miller
SHANA R. TEEMS MILLER,
Notary Public, State of Florida

